

**ORDINANCE NO. 20080522-046**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7213 ½ TWILIGHT MESA DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT FOR TRACT ONE AND SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT FOR TRACT TWO.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in Zoning Case No. C14-2007-0088, on file at the Neighborhood Zoning and Planning Department, as follows

Tract One From interim rural residence (I-RR) district to single family residence large lot-conditional overlay (SF-1-CO) combining district

A 9.449 acre tract of land, more or less, out of the Jessie Williams Survey No 62, Abstract No 788, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two From interim rural residence (I-RR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district.

A 0.101 acre tract of land, more or less, out of the Jessie Williams Survey No 62, Abstract No 788, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 7213 ½ Twilight Mesa Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C"

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.



March 27, 2008

Winkley Zone Change 2

Shadowridge Crossing

Job No. 06-142

EXHIBIT "A"

## METES AND BOUNDS DESCRIPTION

BEING A 9 449 ACRE TRACT OF LAND LOCATED IN THE JESSIE WILLIAMS SURVEY NO. 62, ABSTRACT NO. 788, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAME BEING ALL OF THAT CERTAIN CALLED 8.235 ACRE TRACT OF LAND AND A PORTION OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES A. WINKLEY AND ALLEN SONSTEIN RECORDED AS DOCUMENT No. 2005188459 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 9. 449 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the common southerly corner of said 8.235 acre tract and that certain 2 745 acre tract of land described by deed to Thomas C. Nowotny recorded as Doc. No. 1999075317 of the Official Public Records of Travis County, Texas, said 1/2-inch iron rod also being on the northeasterly line of Lot 16, Block C of Shadowridge Crossing, Section 12, a subdivision of record as Doc. No. 200000133 of the Official Public Records of Travis County, Texas, and from which said 1/2-inch iron rod a 1/2-inch iron rod found at the most northerly common corner of said Lot 16, Block C and Lot 15, Block C of said Shadowridge Crossing, Section 12, bears S 67°37'48" E, 2 12 feet, said point of beginning being the most southerly corner hereof;

THENCE along the common line of said 8.235 acre tract and said Lot 16, Block C, N 60°09'57" W, 319.45 feet to a 1/2-inch iron rod found at the most northerly common corner of said Lot 16, Block C and Lot 17, Block C of said Shadowridge Crossing, Section 12, for an angle point in the southwesterly line hereof;

THENCE along the common line of said 8.235 acre tract and said Lot 17, Block C, N 60°17'37" W, 204 58 feet to a 1/2-inch iron rod found at the most northerly common corner of said Lot 17, Block C and Lot 18, Block C of said Shadowridge Crossing, Section 12, for an angle point in the southwesterly line hereof,

THENCE along the common line of said 8.235 acre tract and said Lot 18, Block C, N 60°18'54" W, at 24.48 feet pass the southerly common corner of said 8 235 acre tract and the aforementioned 1.000 acre tract, in all a total distance of 105 18 feet to an exterior ell corner and the most southerly southwesterly corner hereof;

THENCE generally northeasterly and northwesterly into and across the interior of said 1.000 acre tract the following two (2) courses:

1. N 29°47'03" E, 89.50 feet to an interior ell corner hereof,
- 2 N 87°10'10" W, 80 63 feet to the easterly line of Lot 20, Block C of said Shadowridge Crossing, Section 12, for the most westerly southwesterly corner hereof, from which said westerly southwesterly corner a 1/2-inch iron rod found at the southeasterly corner of said Lot 20, Block C bears S 02°55'21" W, 5 00 feet;

THENCE along the common line of said 1 000 acre tract and said Lot 20, Block C, N 02°49'50" E, at 149.98 feet pass a 1/2-inch iron rod found at the common easterly corner of said Lot 20 and Lot 21B, Block C of the Resubdivision of Lot 1, Lots 1-5 and Lot 21, Block C of Shadowridge Crossing Section 12, a subdivision of record as Doc. No. 200200065 of the Official Public Records of Travis County, Texas, in all a total distance of 318.43 feet to a 3/8-inch iron rod found at an interior ell corner of Lot 21A, Block C of said Resubdivision of Lot 1,

Lots 1-5 and Lot 21, Block C of Shadowridge Crossing Section 12 for the northwesterly corner hereof;

THENCE along the common line of said 1 000 acre tract and said Lot 21A, Block C, S 87°03'48" E, 58.06 feet to a 1/4-inch iron rod found at the common southeasterly corner of said Lot 21A, Block C and Twilight Mesa Drive (ROW width varies) for an angle point in the northerly line hereof;

THENCE along the common line of said 1.000 acre tract and the aforementioned 8.235 acre tract and said Twilight Mesa Drive, S 87°10'16" E, 233.84 feet to a 60-penny found for an angle point in the northerly line hereof;

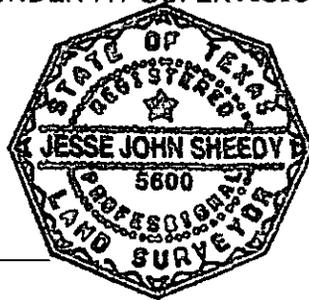
THENCE continuing along the common line of said 8.235 acre tract and said Twilight Mesa Drive, S 87°12'30" E, 285 22 feet to a 1/2-inch iron rod found for an angle point in the northerly line hereof;

THENCE continuing along the common line of said 8 235 acre tract and said Twilight Mesa Drive, N 45°46'03" E, 34.75 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' set at the most northerly common corner of said 8.235 acre tract and Lot 1, Block D of the aforementioned Shadowridge Crossing Section 12 for the most northerly corner hereof;

THENCE along the common line of said 8.235 acre tract and said Lot 1, Block D, S 56°56'47" E, 329.18 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' set at the most northerly common corner of said 8.235 acre tract and that certain called 2.745 acre tract described by deed to Thomas C. Nowotny recorded as Doc. No 1999075317 of the Official Public Records of Travis County, Texas, for the most easterly corner hereof;

THENCE along the common line of said 8 235 acre tract and said 2 745 acre tract, S 30°40'23" E, 608.54 feet to POINT OF BEGINNING for the end of this description which contains 9. 449 acres of land, more or less.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



*Jesse J. Sheedy*  
Jesse J. Sheedy, R.P.L.S. #5600

(The bearings shown hereon are referenced to the plat of Shadowridge Crossing, Section 12, a subdivision of record as Doc. No. 200000133 of the Official Public Records of Travis County, Texas )

METES AND BOUNDS DESCRIPTION

BEING A 0.101 ACRE (4,410 Sq. Ft.) TRACT OF LAND LOCATED IN THE JESSIE WILLIAMS SURVEY NO 62, ABSTRACT NO. 788, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAME BEING A PORTION OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES A. WINKLEY AND ALLEN SONSTEIN RECORDED AS DOCUMENT No. 2005188459 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0 101 ACRES (4,410 Sq. Ft.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the common southerly corner of said 8.235 acre tract and that certain 2 745 acre tract of land described by deed to Thomas C. Nowotny recorded as Doc No. 1999075317 of the Official Public Records of Travis County, Texas, said 1/2-inch iron rod also being on the northeasterly line of Lot 16, Block C of Shadowridge Crossing, Section 12, a subdivision of record as Doc No. 200000133 of the Official Public Records of Travis County, Texas, and from which said 1/2-inch iron rod a 1/2-inch iron rod found at the most northerly common corner of said Lot 16, Block C and Lot 15, Block C of said Shadowridge Crossing, Section 12, bears S 67°37'48" E, 2 12 feet;

THENCE along the common line of said 8.235 acre tract and said Lot 16, Block C, N 60°09'57" W, 319 45 feet to a 1/2-inch iron rod found at the most northerly common corner of said Lot 16, Block C and Lot 17, Block C of said Shadowridge Crossing, Section 12, for an angle point in the southwesterly line hereof,

THENCE along the common line of said 8.235 acre tract and said Lot 17, Block C, N 60°17'37" W, 204.58 feet to a 1/2-inch iron rod found at the most northerly common corner of said Lot 17, Block C and Lot 18, Block C of said Shadowridge Crossing, Section 12, for an angle point in the southwesterly line hereof;

THENCE along the common line of said 8.235 acre tract and said Lot 18, Block C, N 60°18'54" W, at 24.48 feet pass the southerly common corner of said 8 235 acre tract and the aforementioned 1 000 acre tract, in all a total distance of 105 18 feet to the POINT OF BEGINNING of this description and the southeasterly corner hereof;

THENCE into and across the interior of said 1.000 acre tract and the northerly line of said Lot 18, Block C, N 60°18'54" W, 45.00 feet to a 5/8-inch iron rod found at the common corner of said 1.000 acre tract, said Lot 18, Block C and Lot 19, Block C of said Shadowridge Crossing, Section 12, for the southwesterly corner hereof,

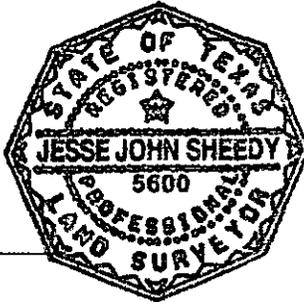
THENCE along the common line of said 1.000 acre tract and said Lot 19, Block C, N 02°55'21" E, 54.45 feet to a 5/8-inch iron rod found at the common easterly corner said Lot 19, Block C and Lot 20, Block C of said Shadowridge Crossing, Section 12, for an angle point in the westerly line hereof,

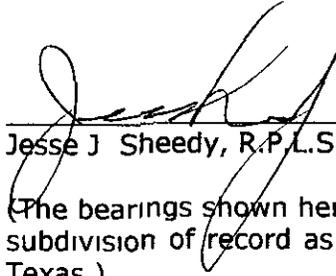
THENCE along the common line of said 1 000 acre tract and said Lot 20, Block C, N 02°55'21" E, 5.00 feet to an exterior ell corner and the northwesterly corner hereof,

THENCE generally southeasterly and southwesterly into and across the interior of said 1 000 acre tract the following two (2) courses:

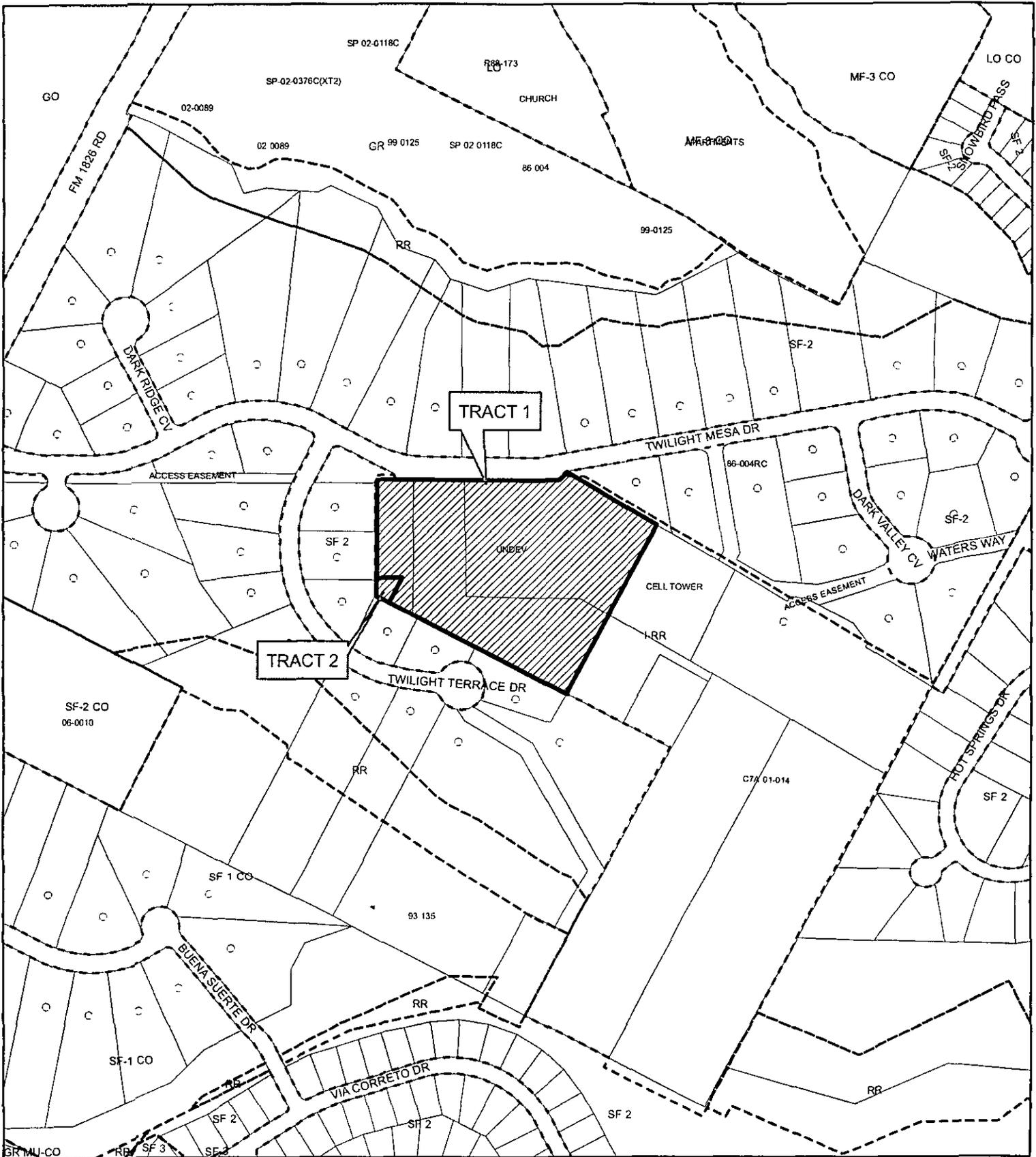
- 1 S 87°10'10" E, 80.63 feet to an exterior ell corner and the northeasterly corner hereof;
2. S 29°47'03" W, 89.50 feet to the POINT OF BEGINNING for the end of this description which contains 0.101 acres (4,410 Sq. Ft.) of land, more or less

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



  
Jesse J Sheedy, R.P.L.S. #5600

(The bearings shown hereon are referenced to the plat of Shadowridge Crossing, Section 12, a subdivision of record as Doc. No. 200000133 of the Official Public Records of Travis County, Texas )



ZONING *EXHIBIT C*



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0088  
 ADDRESS 7213 1/2 TWILIGHT MESA DR  
 SUBJECT AREA 9.55 ACRES  
 GRID B18  
 MANAGER W RHOADES



OPERATOR S MEEKS

1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.